

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M: 21-12

Magi No. _____

DOE yes no

1. Name (indicate preferred name)

historic The Charles Beall, Jr. House

and/or common _____

2. Location

street & number 105 Chestnut Street _____ not for publicationcity, town Gaithersburg _____ vicinity of _____ congressional district 9thstate Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name _____

street & number _____ telephone no.: _____

city, town _____ state and zip code _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber _____

street & number _____ folio _____

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

date _____ federal _____ state _____ county _____ local _____

depository for survey records _____

city, town _____ state _____

7. Description

Survey No. 14-21-12

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This residence is a example of a transitional early 20th century house, retaining the siding and porch details that separated stories and incorporating craftsman details such as exposed rafter ends at the eaves.

The subject house faces northeast on a near half-acre rectangular lot on Chestnut Avenue in a neighborhood of mixed architectural styles and lot sizes. Neighboring structures range from 1950 and 1960 1-story ramblers on 6,000 square foot lots to a 1879 Victorian Second Empire Revival on one acre of land. This house has a moderate setback from the street with a hedgerow screening it from the street. It is landscaped with foundation shrubs and has a rear garden area. There is a crushed rock driveway west of the house leading to a frame one-bay front-gabled garage southwest of the house. Access to the house is from the driveway, rather than from the public sidewalk. The house is currently undergoing a renovation of the front porch.

The craftsman-influenced 2-1/2 story frame front-gabled house has a complex roof plan and massing through the use of bays and dormers on the east and west. The roof is composition-shingled with one interior brick chimney and the exposed rafter ends are jigsawn to a scro shape on the main block and the dormers. The wood fishscale shingles in the attic gable are separated from the narrow clapboard and cornerboards on the main body of the house by a strong corniceboard. It has a one-story open porch that is full-width on the north (front) and wraps half-way on the west facade. A large square bay on the west facade has the west shed-roofed dormer over it, creating a 2-story bay. The 1/1 windows with plain surrounds are found singly and paired.

The 2-bay north (front) facade has a pair of smaller windows in the attic gable, one window in the west bay and a pair of windows in the east bay of the 2nd story, an exterior door with transom in the east bay, 1st story, and a pair of windows in the south bay, 1st story. The one-story wraparound porch has a shallow-hipped roof was supported by six Doric columns connected by a plain stick and rail balustrade which have been removed for repairs. The porch rests on brick piers and is accessed by steps on the west and north facades.

The west facade 2nd story has one window in the north bay and two windows in the dormer. The 1st story has a window in the north bay, a door in the north side of the bay, and two windows in the room bay.

The east facade has two windows in the shed-roofed wall dormer, and two windows on the 2nd story. The 1st story has a pair of casement windows inset in a paneled area in the south bay.

8. Significance

Survey No. *H-21-12*

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> local	<input type="checkbox"/> other (specify)

Specific dates *ca. 1910* Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

This substantial well-detailed Craftsman-influenced 2-1/2 story house was built ca. 1910 by the owner Charles E. Beall Jr. in a family enclave on Chestnut Street. This is the only Beall house left of the three original structures here.

HISTORY AND SUPPORT

Meem's Addition is part of 200 acres purchased by Martha A. Meem from Mary J. Bibb at \$5.00 per acre in 1862, 1/ which she began selling in parcels shortly after her husband's death in 1865. 2/

The private right of way for Chestnut Street was first dedicated in 1873 to provide access to houses and commercial property near Wards Station on the railroad and development quickly followed. 3/ By 1894 three fine houses were on the west end of Chestnut Street, one, at 101 Chestnut, being the residence of Mrs. Charles E. Beall, Sr. 4

In 1896, the land along Chestnut, Meem, and Diamond Avenues was subdivided as "Meem's Addition to Gaithersburg" into 30 half-acre lots adding a short unnamed street (now Floral Drive) and two alleys. 5/ A flurry of land transfers occurred between the children to clear titles and divide the estate.

In March of 1898, George W Meem and Mary Edwards, Ida G. Meem, Georgie F. Merryman, Edwin E. Meem, and Mary M. Bowie (all children of George W. Meem) sold "one lot or piece beginning at a stone at the corner of Mrs. Charles Beall's land" being 6/7 acre of land, to Ida G. Meem. 6/

Continued on attachment 8.1

History (continued)

The Charles Beall, Jr. House/ 105 Chestnut Street

Evidently Ida Meem, later Mrs. McGowan, divided this land into several lots. In 1910, Ida McGowan sold the 6/7 acre known as lots 12 and 13 to Charles W. Beall except for the south 15 feet of Lot 13 and the north 35 feet of lot 12 which was sold as a separate building lot, and the south 55 feet of lot 12. 7/ According to Daniel Robertson, who grew up down the street, Mr. Beall built the house himself with the help of Mr. Darby, a local builder. In 1913, another family member, Louis Beall, purchased lot #4 8/ on Meem Avenue and built his house shortly after. There were three Beall family houses on the corner of Meem Avenue and Chestnut Street.

Of the three houses, only the Charles Beall, Jr. house remains. The family home at 101 Chestnut was purchased by Kay Bowling, a local businesswoman, who demolished the house and built commercial office condominiums on the property. The Louis Beall house burned. 9/

The heirs of Charles Wesley Beall (Bernard and Lemuel Beall) sold the property at 105 Chestnut to Richard and Nancy Westley after Charles' death. 10/ The Westleys sold it in 1981 to Philip and Susan Bear Tsichlis. 11/

Footnotes:

1. Montgomery County Land Record JGH9/228 and The Montgomery County the tax assessment for 1863 which lists George Meem with 200 acres at \$5.00 per acre with no improvements.
2. Judy Christensen, "Meem's Addition to Gaithersburg", 1990, for City of Gaithersburg.
3. Montgomery County Land Record EBP10/388 where Ward & Fulks purchased 3 acres by the railroad and a road right of way to the Barnesville Road. It became a public road in 1883 by petition to the County Commissioners.
4. C.J., Maddox Jr., "Map of Gaithersburg" 1894.
5. Montgomery County Plat 3/133 (1896 recorded 1910).
6. Land Records JA53/426, Lots 12 & 13 to George W. Meem from Estate. TD2/357 for 6/7 acre of land (lots 12 & 13 from George to children to Ida Meem.
7. Land Record 288/455 (1910)
8. Land Record 238/140 (1913)
9. Telephone interview with Daniel Robertson, May 1990. Mr. Robertson's parents built 115 Meem Avenue in 1910.
10. Land Record 288/455, op. cit. and 716/379 (1938)
11. Montgomery County Will Record WES101/1 and Land Record 3809/795
12. Land Record 5643/462 (1981)

Survey No. *M-21-12*

10. Geographical Data

Quadrangle name _____

Quadrangle scale _____

11009 - 05/24/10 - 043

Verbal boundary description and justification

Part lot 13 of Meem's Addition to Gaithersburg.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title	Judy Christensen
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organization for the City of Gaithersburg date May 1990

street & number 6 Walker Avenue telephone 926-2650

city or town Gaithersburg state Maryland

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

PS-2746

GAITHERSBURG HISTORIC SITES SURVEY FIELD SHEET

ADDRESS 105 CHESTNUT STREET
County: Montgomery
Gaithersburg

MHT # M-21-12

SURVEY # 050
LOT FP13, BLOCK -

LIBER 5643, FOLIO 462

OWNER: Philip/Susan Bear
ADDRESS: same
CITY: same

PRESENT USE: residence
ORIGINAL USE: residence
BUILDER: unknown

STYLE: Colonial revival

DATE BUILT: c.1922

PHYS. COND: good

GENERAL DESCRIPTION

STRUCTURAL SYSTEM:

FOUNDATION: brick
WALL STRUCTURE: Balloon
WALL COVERING: novelty siding

ROOF CONSTRUCTION:

ROOF STRUCTURE: Wood Truss
ROOF COVERING: asphalt shingle
ROOF STYLE: gable
EAVES: -
CHIMNEYS: two

APPENDAGES:

ADDITIONS: several
ELLS: -
PORCHES: front
SUPPORTS: columns
OUTBUILDINGS: -

STORIES: 2 1/2

BAYS: 2 x 2

APPROX DIMENSION: 23 x 26

WINDOWS:

TYPE: d.h.s.
LIGHTS: 1/1

BAY WINDOWS: -
SIDE BY SIDES: front, dormer
GABLE TYPES: side-by-side

ENTRANCES:

LOCATION: left
DESCRIPTION: transom

THREAT: none

SURROUNDINGS: residential

M:21-12

DESCRIPTION: There is a large 2 1/2 storey addition to the right of the original structure. The porch extends the full width and wraps to the right side as part of addition. Four original pillars and two more added on addition. Left bay has entrance door with two-light transom, right bay has side-by-side 1/1 d.h.s. Windows have architrave surround. Second storey-left bay, 1/1; right bay, double window. Gable end, double windows, centered, patterned wood shingles.

Right elevation-two original chimneys, slightly corbeled. First floor, one window on left, extension to house added in right bay which is two storeys, contains two windows in each level, entrance on first floor. Both levels have rounded exposed rafters at open eaves. Second storey has window in left bay.

Rear elevation-first level, left side is addition with one 1/1 window. Main part is two-bays wide, staggered butt shingles on gable end. First level has rear porch enclosed, one window in left bay. Second level, main part three windows spaced evenly. Third level, two side-by-side attic windows. Left elevation-first level, one modern window, left bay; second level, one window each bay; third level, same as second.

Recorded by:

P.Patula/C.MacFarland

October 2, 1982

Historic Inventory Task Force

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

House with Shingled Gable

2 LOCATION

STREET & NUMBER

105 Chestnut Avenue

CITY, TOWN

Gaithersburg

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES: RESTRICTED
☒ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

MD

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M:21-12

CONDITION☐ EXCELLENT☒ GOOD☐ FAIR☐ DETERIORATED☐ RUINS☐ UNEXPOSED**CHECK ONE**☐ UNALTERED☒ ALTERED**CHECK ONE**☒ ORIGINAL SITE☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The house at 105 Chestnut Avenue, Gaithersburg, is a late nineteenth century frame house on a concrete foundation located on the east side of Chestnut Avenue and facing northwest.

The house is a gable roofed 2-1/2 story structure with a two bay front or northwest elevation. A projecting portion on the south elevation under the roof slope has a shed dormer at the second floor level. A one story shed roofed porch extends across the front elevation and a portion of the south elevation. The porch roof is standing seam metal. The entrance is in the left bay and the second floor has a single window in this bay. The right bay has paired windows at both floors. The gable is shingled and also has a pair of windows. The porch has Roman Doric columns. Two central chimneys extend through the roof, which is covered in modern composition material. The rafters are exposed at the eaves and are club shaped. The exterior is covered in German siding. All fenestration is 1/1.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1900

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The house at 105 Chestnut Avenue and the neighboring houses at 102 and 104 Chestnut Ave. are good examples of late nineteenth century small town residences. This house does not have the profusion of decorative detail found in 102 and 104 and thus may be of a later date, representing the transition to twentieth century house architecture.

The area surrounding these three houses was Meem's Addition. Further research is needed on the development of this section of Gaithersburg.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

M:21-12

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

co-terminous with tax parcel

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Janet Davis

ORGANIZATION

MHI/SHA Surveyor

DATE

November 10, 1980

STREET & NUMBER

21 State Circle

TELEPHONE

(301) 269-2438

CITY OR TOWN

Annapolis

STATE

MD 21401

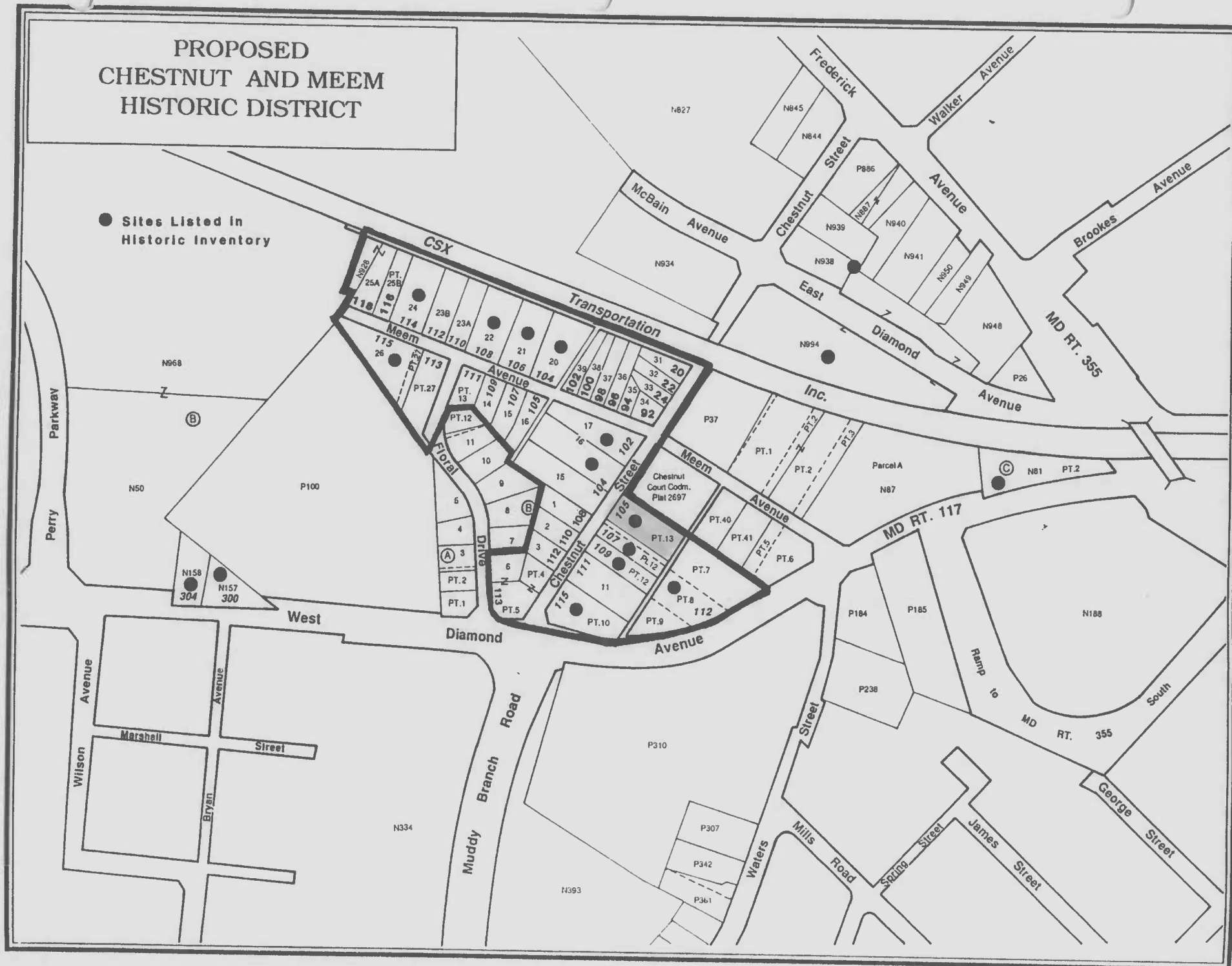
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

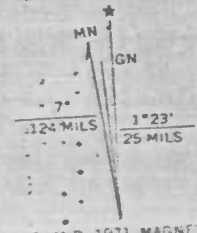
PROPOSED CHESTNUT AND MEEM HISTORIC DISTRICT

● Sites Listed in
Historic Inventory

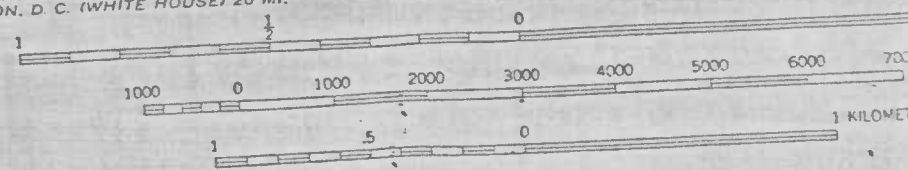




aery
 otter 1944
 1945
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Gaithersburg
 Quad



CONTOUR INTERVAL 20 FEET
 DATUM IS MEAN SEA LEVEL

UTM GRID AND 1971 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON RE

M:21-12



M-21-12

House with Shingled Gable

105 Chestnut Ave.

Gaithersburg, MD

photo: Janet Davis

neg. loc. MD Historical Trust

19 September 1980

camera facing southwest

1/1



105 Chestnut Street

M: 21-12